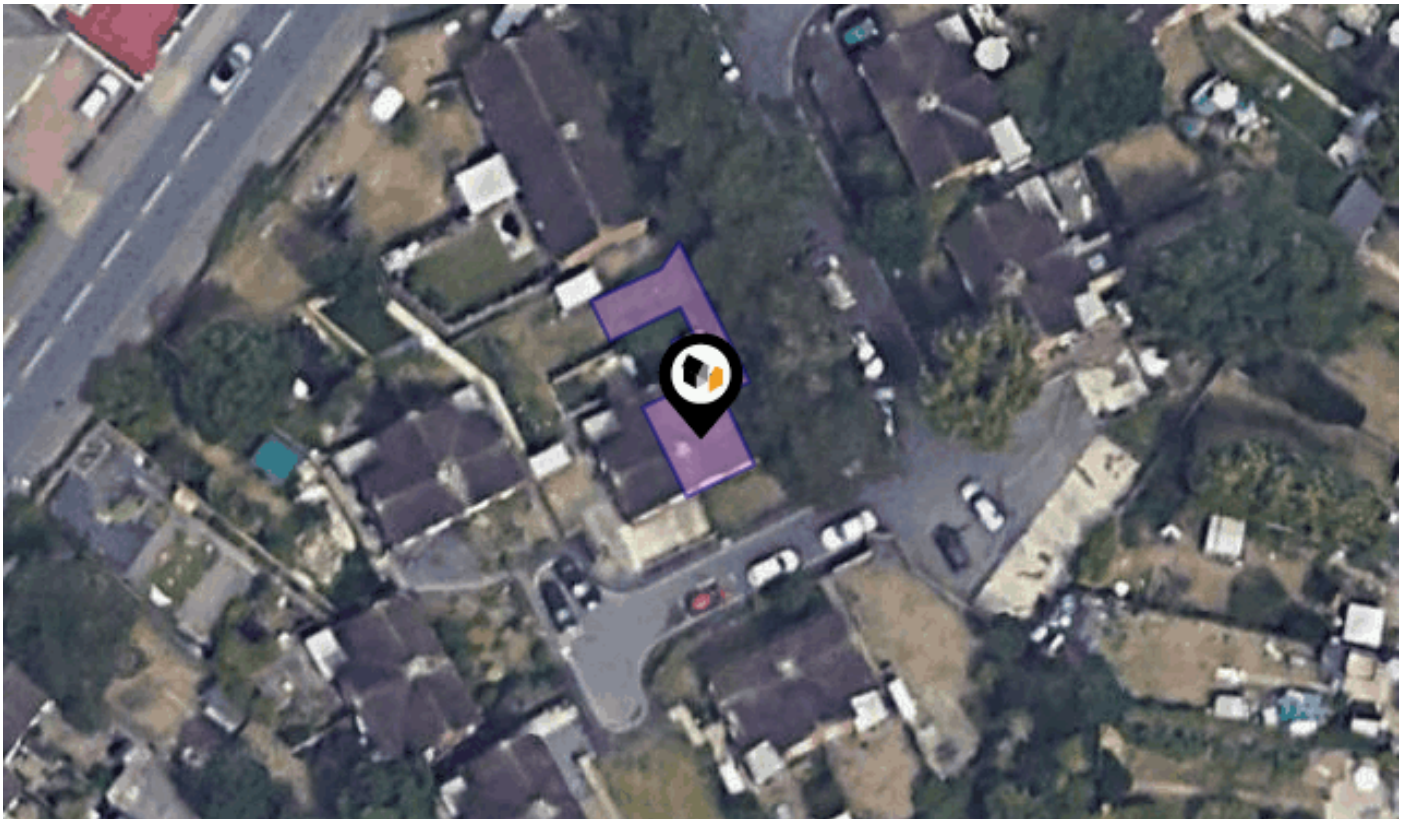




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

**Wednesday 03<sup>rd</sup> September 2025**



**12, BARTRAM CLOSE, UXBRIDGE, UB8 3AX**

## Landwood Group

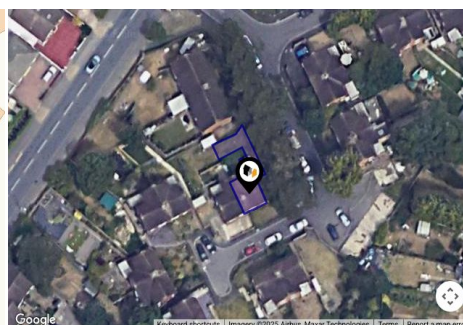
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

**Type:** Flat / Maisonette  
**Bedrooms:** 1  
**Floor Area:** 365 ft<sup>2</sup> / 34 m<sup>2</sup>  
**Plot Area:** 0.03 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,735  
**Title Number:** AGL68277  
**UPRN:** 100021474531

**Last Sold Date:** 18/05/2004  
**Last Sold Price:** £123,000  
**Last Sold £/ft<sup>2</sup>:** £336  
**Tenure:** Leasehold  
**Start Date:** 21/02/1999  
**End Date:** 22/02/2124  
**Lease Term:** 125 years from 22 February 1999  
**Term Remaining:** 98 years

## Local Area

**Local Authority:** Hillingdon  
**Conservation Area:** No  
**Flood Risk:**  
 • Rivers & Seas Very low  
 • Surface Water Very low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

**1** **80** **1800**  
 mb/s mb/s mb/s



**Mobile Coverage:**  
 (based on calls indoors)



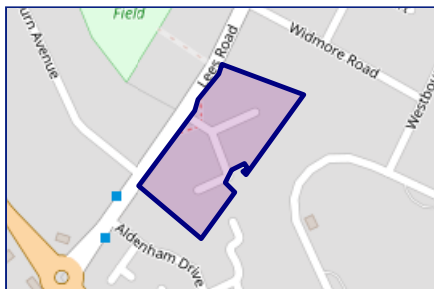
**Satellite/Fibre TV Availability:**



# Property Multiple Title Plans

LANDWOOD  
GROUP

## Freehold Title Plan



**MX332504**

## Leasehold Title Plan



**AGL68277**

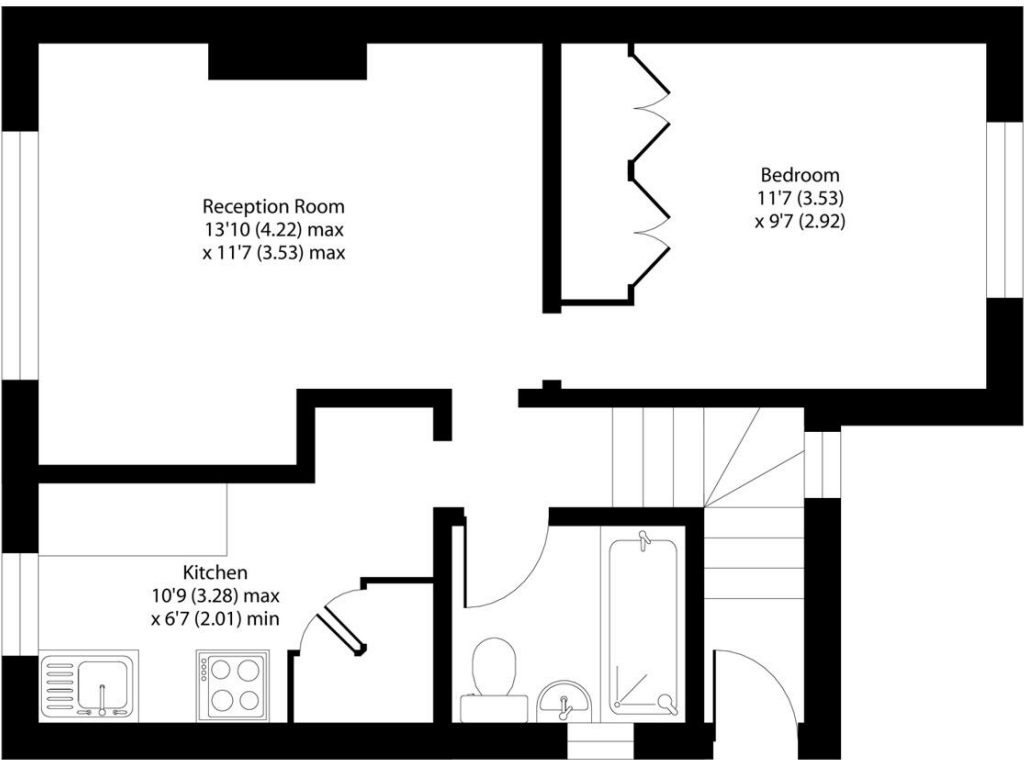
Start Date: 21/02/1999  
End Date: 22/02/2124  
Lease Term: 125 years from 22 February 1999  
Term Remaining: 98 years

12, BARTRAM CLOSE, UXBRIDGE, UB8 3AX

Bartram Close, Hillingdon, UB8 3AX

Approximate Area = 430 sq ft / 40 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Gibbs Gillespie. REF: 1293508

GIBBS  
GILLESPIE

Property  
EPC - Certificate

LANDWOOD  
GROUP

12 Bartram Close UXBRIDGE UB8 3AX		Energy rating	
		D	
Valid until 26.04.2035		Certificate number 51358824340005067222	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

# Property

## EPC - Additional Data

LANDWOOD  
GROUP

### Additional EPC Data

<b>Property Type:</b>	Top-floor maisonette
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Pitched, 100 mm loft insulation
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, TRVs and bypass
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	From main system
<b>Lighting:</b>	Low energy lighting in 57% of fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	34 m <sup>2</sup>

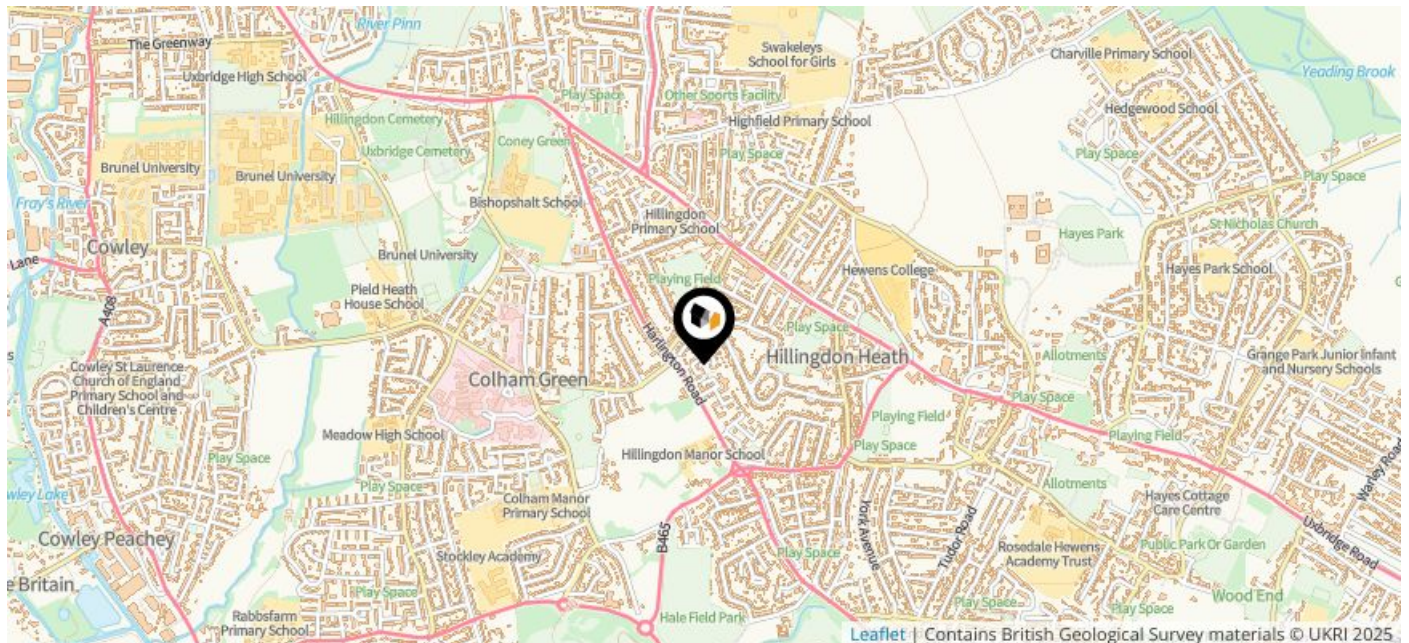


# Maps

## Coal Mining

LANDWOOD  
GROUP

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✗ Adit
- ✗ Gutter Pit
- ✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

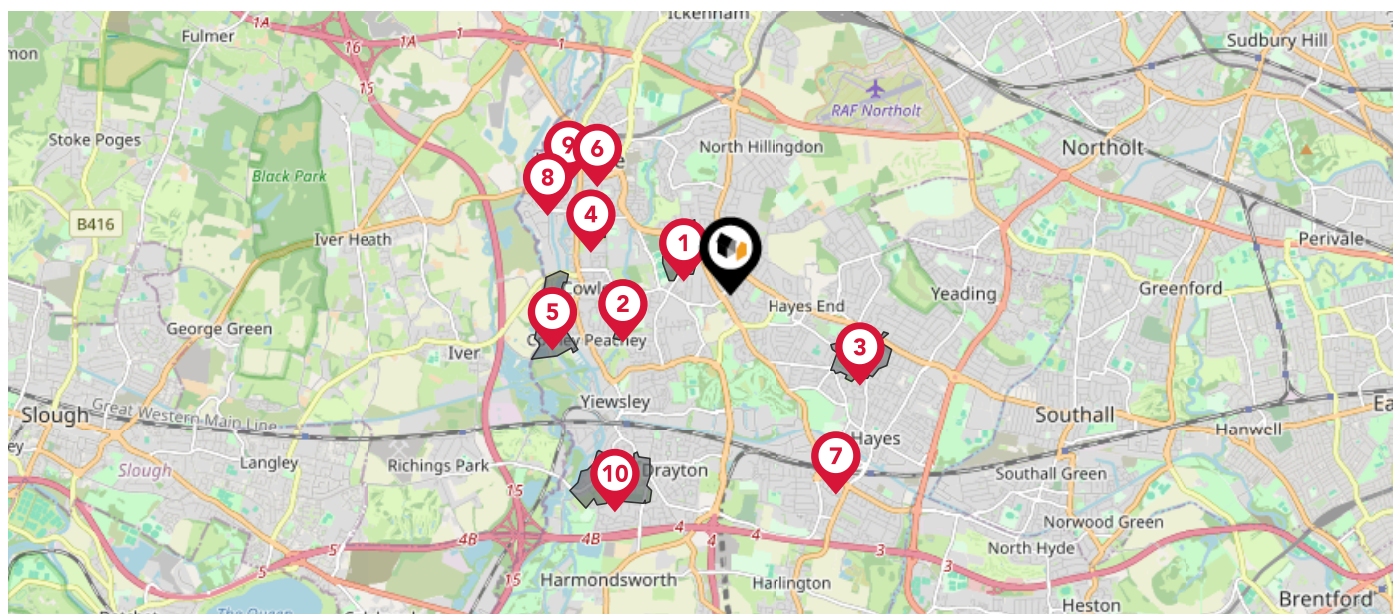
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

LANDWOOD  
GROUP

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

- 1 Hillingdon Village
- 2 Cowley Church (St Laurence)
- 3 Hayes Village
- 4 The Greenway
- 5 Cowley Lock
- 6 Old Uxbridge and Windsor Street
- 7 Botwell, Thorn EMI
- 8 Uxbridge Moor
- 9 Rockingham Bridge
- 10 West Drayton Green

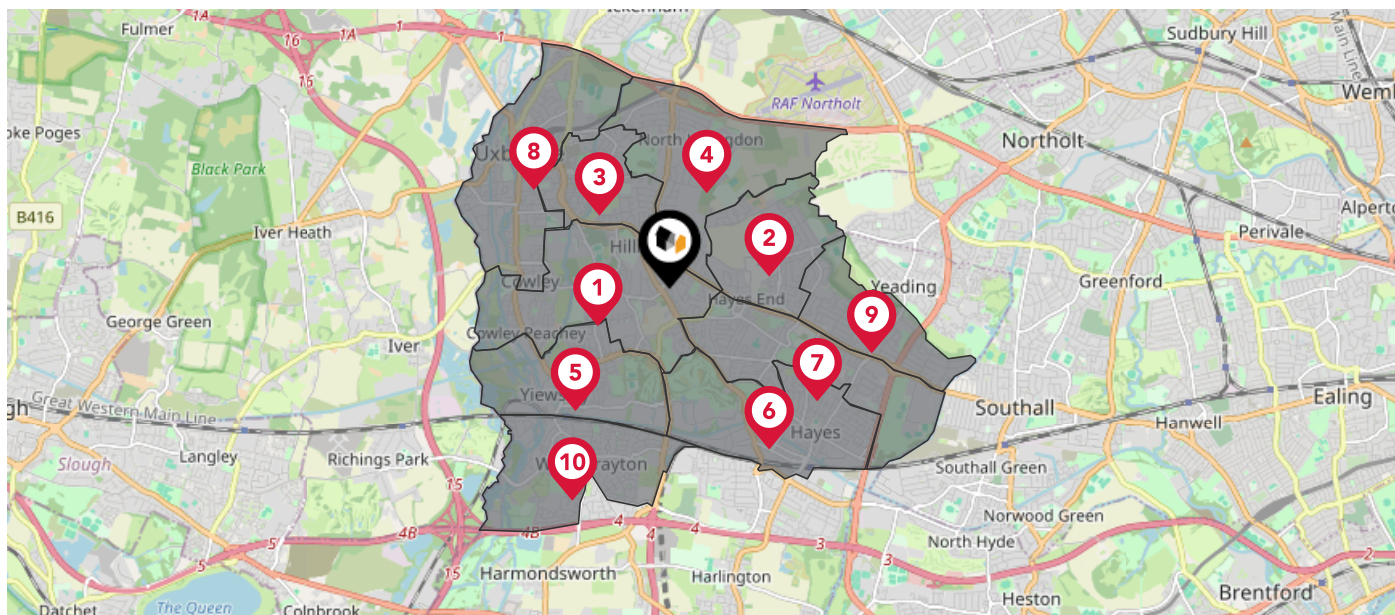


# Maps

## Council Wards

LANDWOOD  
GROUP

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards

1

Colham & Cowley Ward

2

Charville Ward

3

Hillingdon West Ward

4

Hillingdon East Ward

5

Yiewsley Ward

6

Hayes Town Ward

7

Wood End Ward

8

Uxbridge Ward

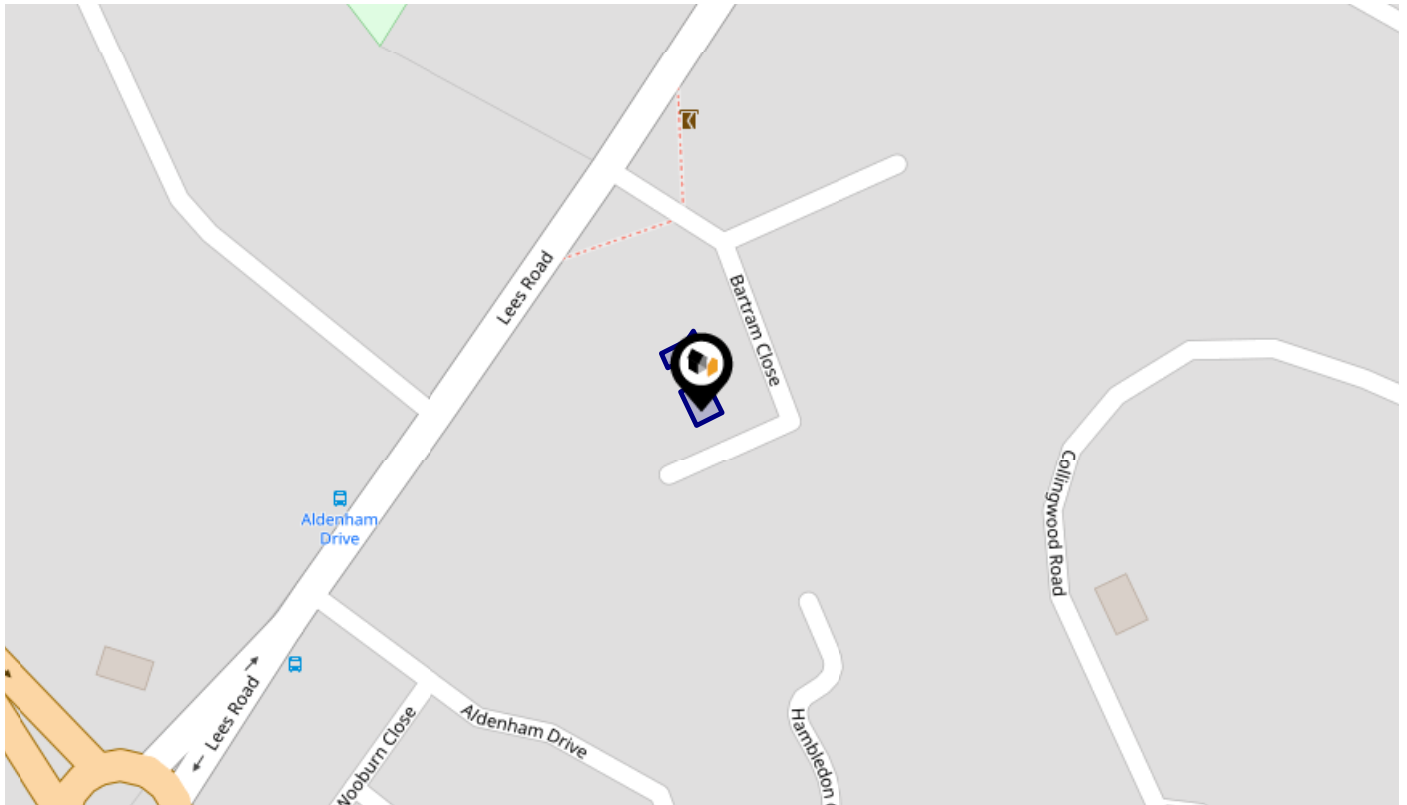
9

Belmore Ward

10

West Drayton Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...








### Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

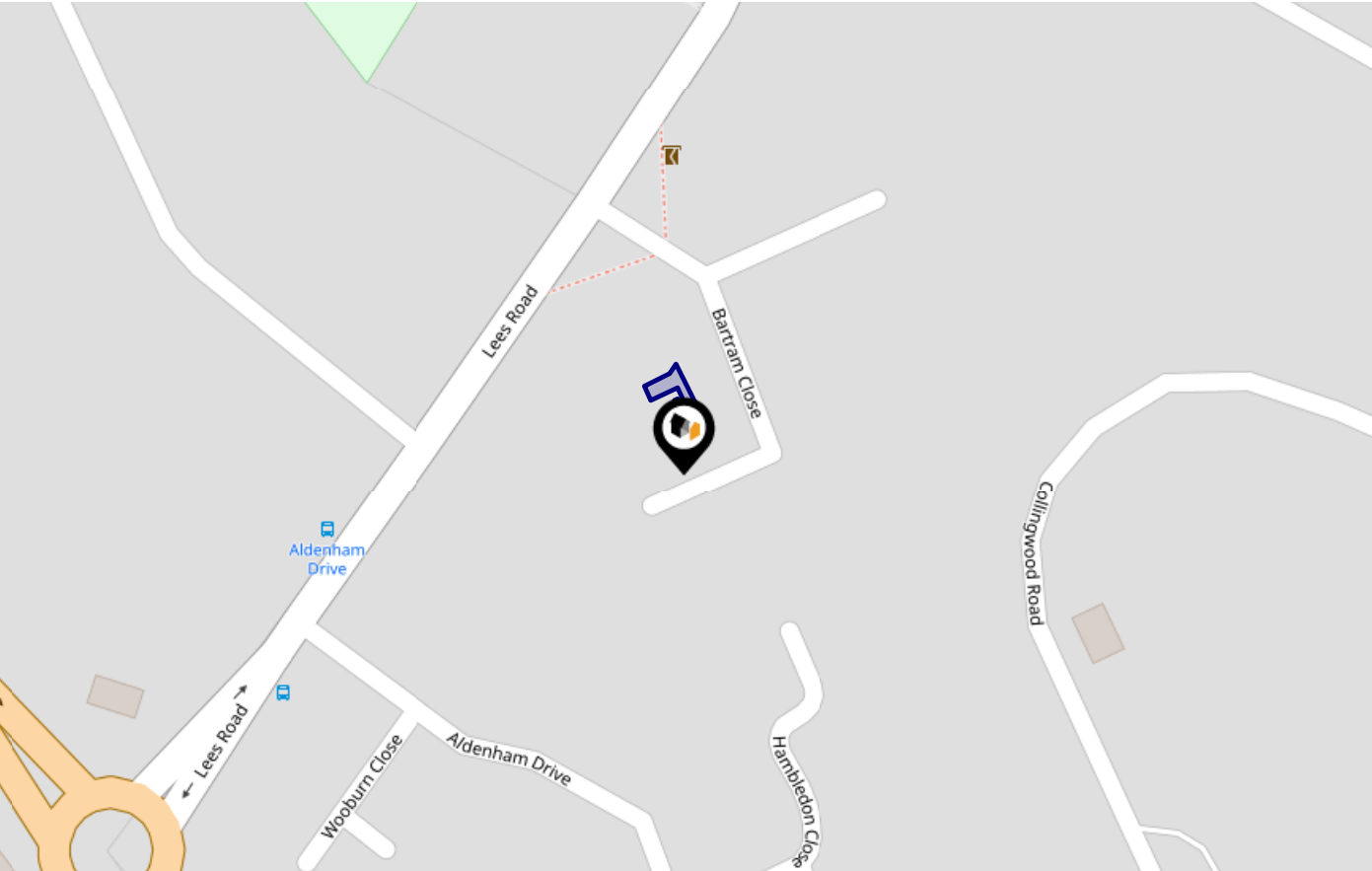
5		75.0+ dB	
4		70.0-74.9 dB	
3		65.0-69.9 dB	
2		60.0-64.9 dB	
1		55.0-59.9 dB	

# Flood Risk

## Rivers & Seas - Flood Risk

LANDWOOD  
GROUP

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

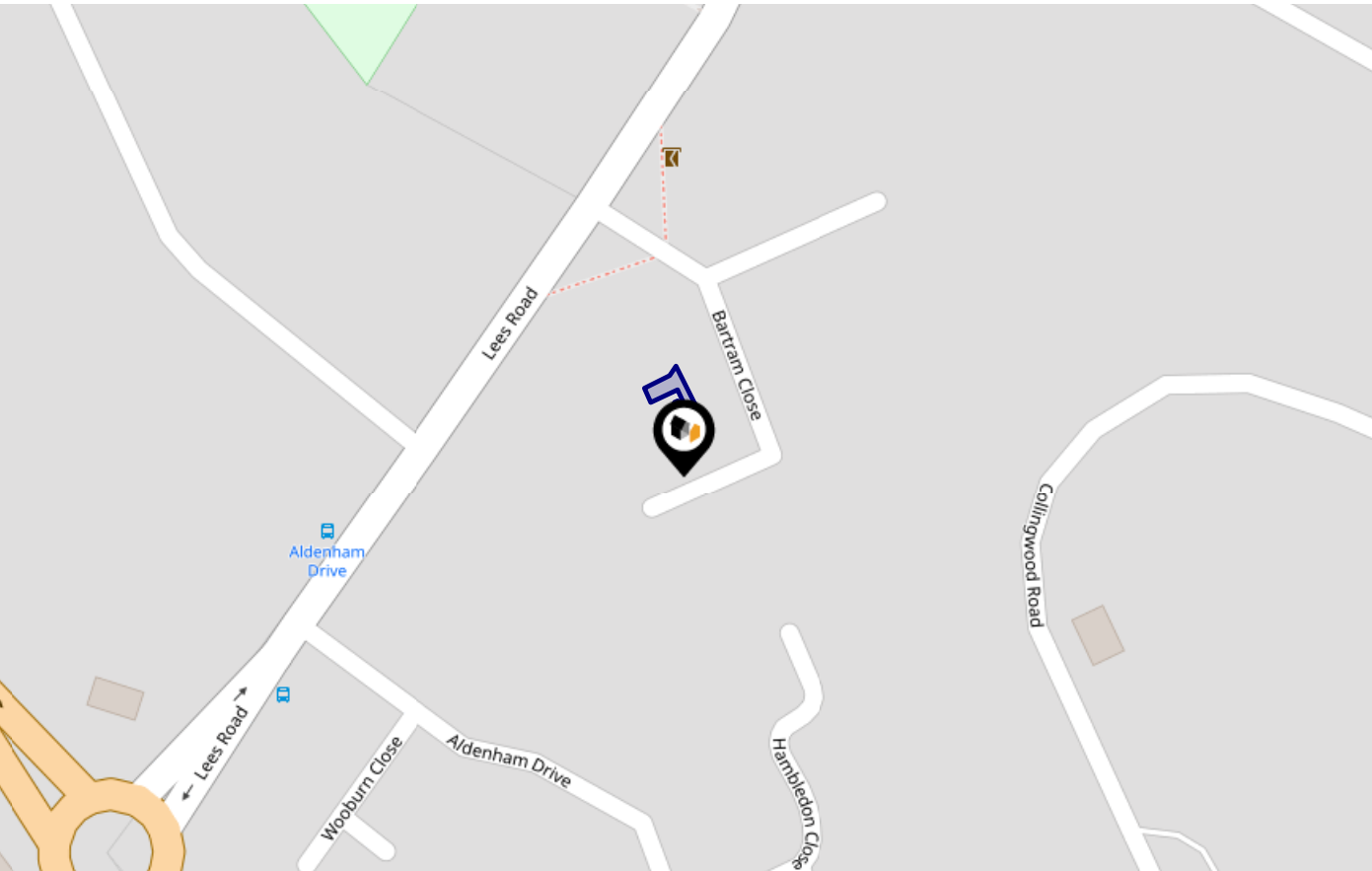
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

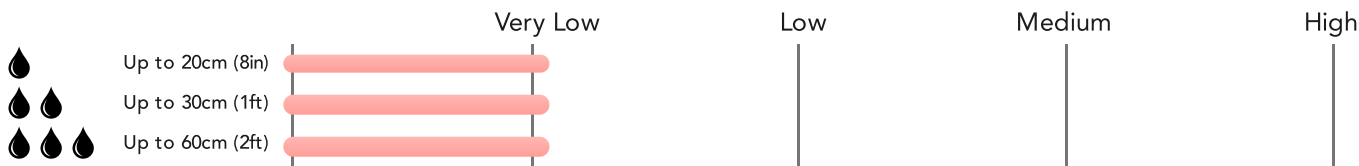


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

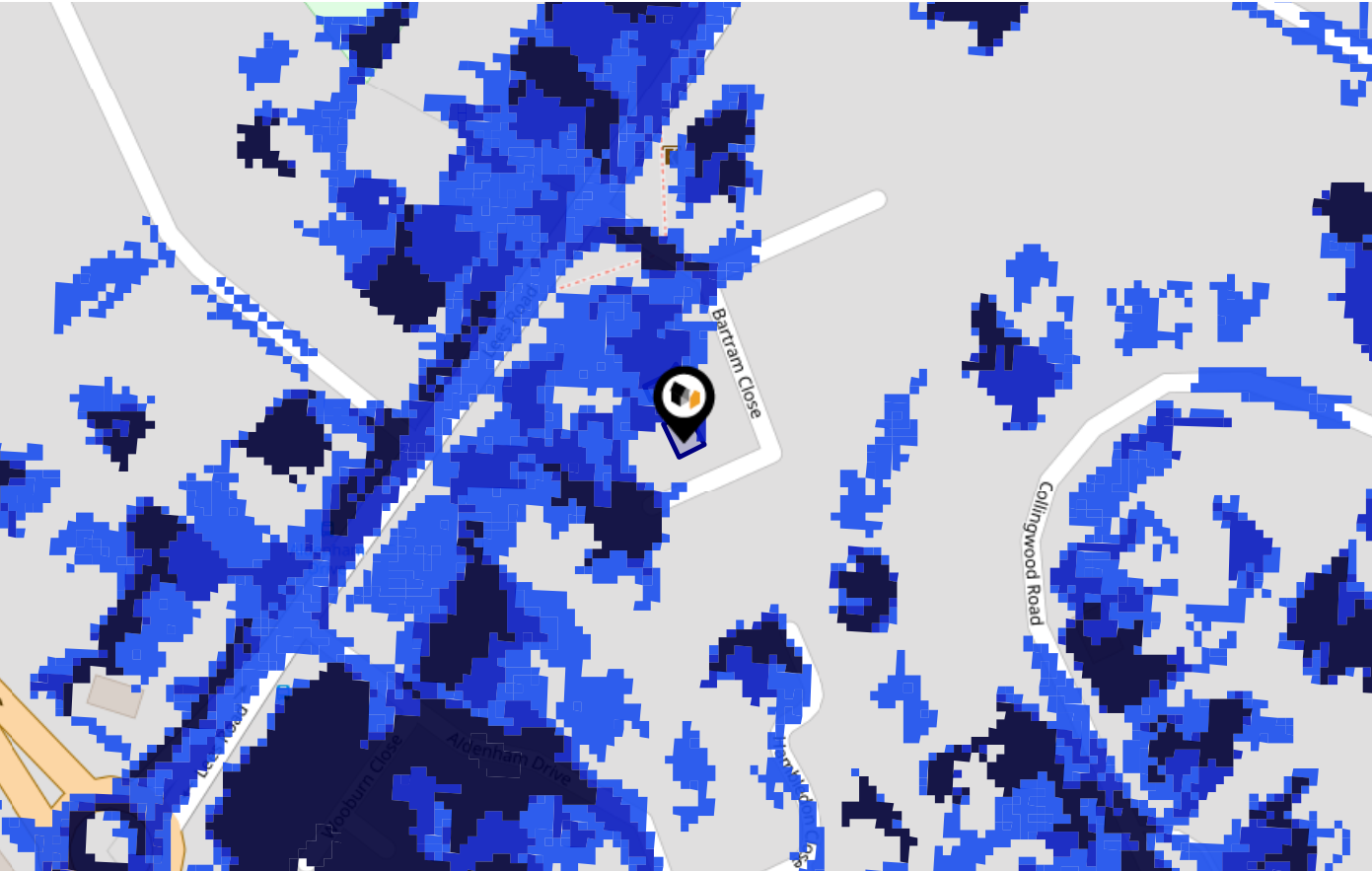


# Flood Risk

## Surface Water - Flood Risk

LANDWOOD  
GROUP

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

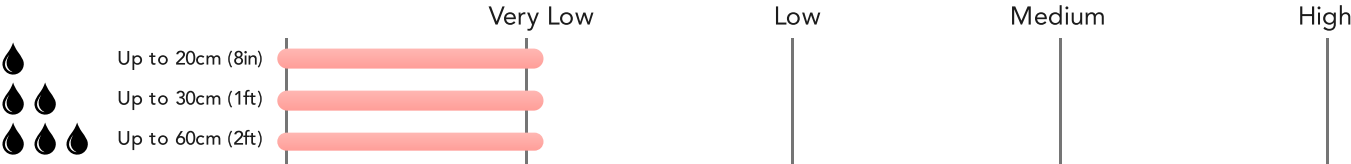


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

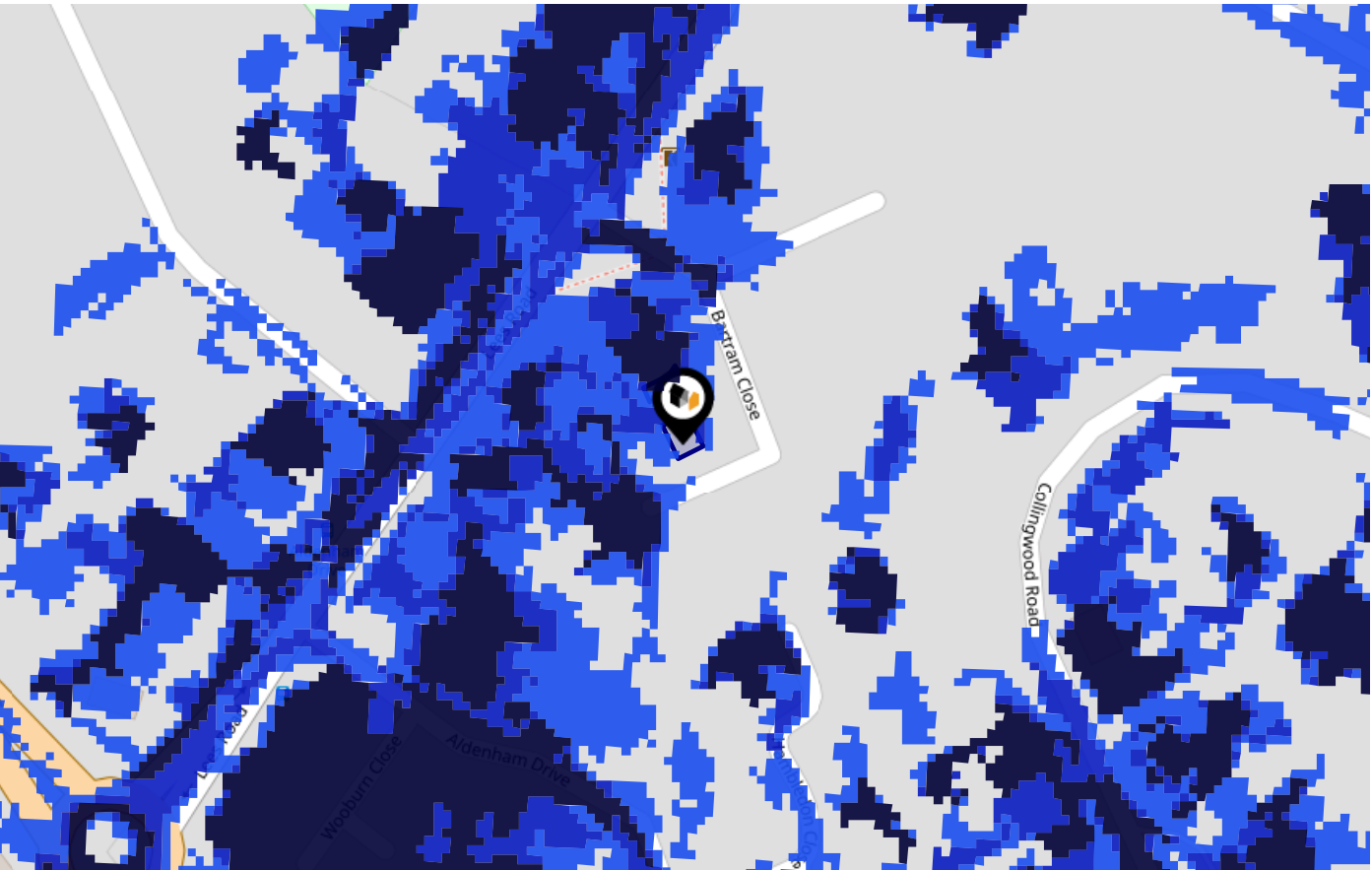
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:





This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

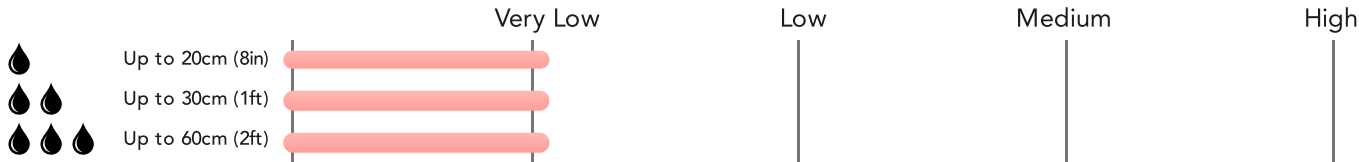


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

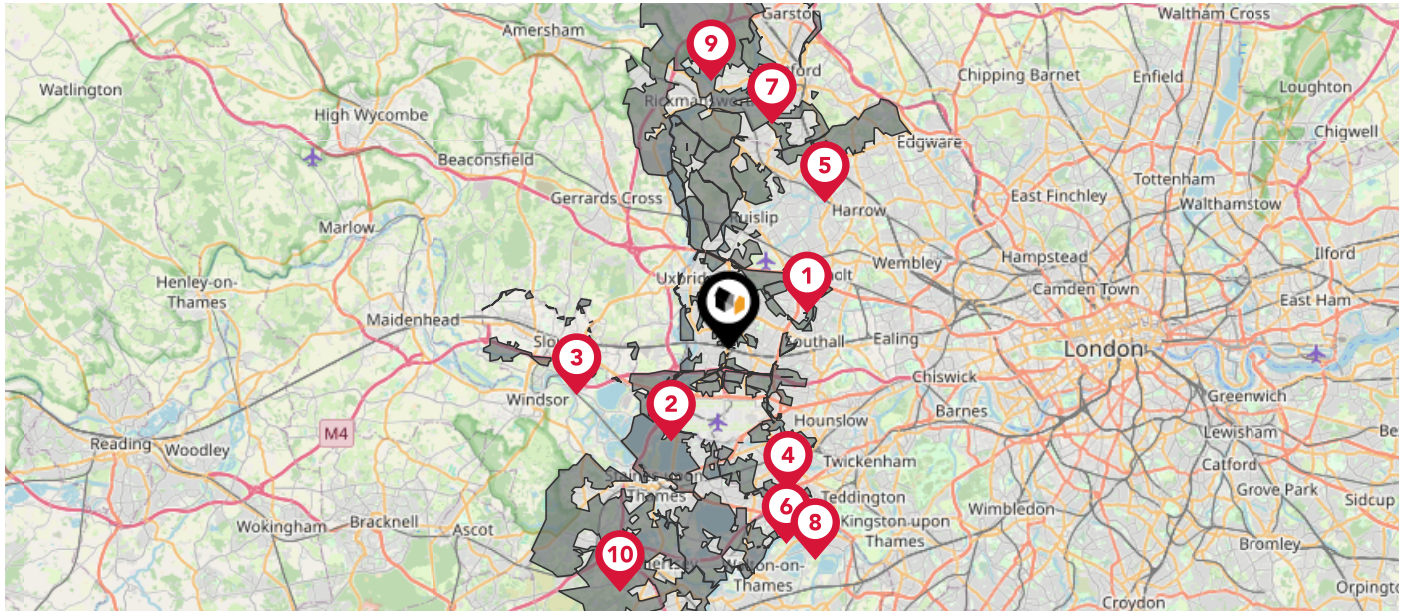


# Maps

## Green Belt

LANDWOOD  
GROUP

This map displays nearby areas that have been designated as Green Belt...



### Nearby Green Belt Land

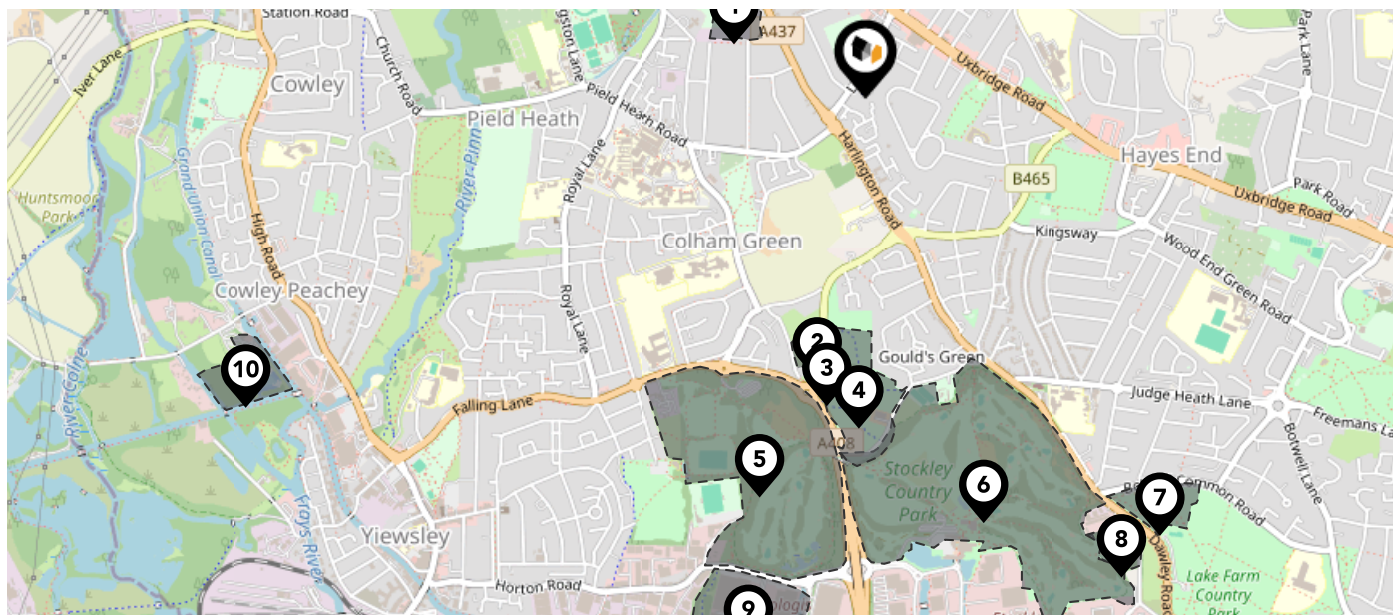
- 1 London Green Belt - Ealing
- 2 London Green Belt - Hillingdon
- 3 London Green Belt - Slough
- 4 London Green Belt - Hounslow
- 5 London Green Belt - Harrow
- 6 London Green Belt - Spelthorne
- 7 London Green Belt - Watford
- 8 London Green Belt - Richmond upon Thames
- 9 London Green Belt - Three Rivers
- 10 London Green Belt - Runnymede

# Maps

## Landfill Sites

LANDWOOD  
GROUP

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

1	Harlington Road-Hillingdon, London	Historic Landfill	<input type="checkbox"/>
2	Area to north of Stockley Park-Stockley Park, Middlesex	Historic Landfill	<input type="checkbox"/>
3	North East Link Spur Road-Stockley Park, Hillingdon, London	Historic Landfill	<input type="checkbox"/>
4	Land Parcels 2,3,4,5,9-Stockley Park, Hillingdon, Middlesex	Historic Landfill	<input type="checkbox"/>
5	Stockley Park West-Stockley Park, Middlesex	Historic Landfill	<input type="checkbox"/>
6	Stockley Park East-Stockley Park, Middlesex	Historic Landfill	<input type="checkbox"/>
7	Botwell Common Road-Botwell	Historic Landfill	<input type="checkbox"/>
8	Land Parcels 2,3,4,5,9-Stockley Park, Hillingdon, Middlesex	Historic Landfill	<input type="checkbox"/>
9	Stockley Trident-Yiewsley, Hillingdon, London	Historic Landfill	<input type="checkbox"/>
10	British Waterways Site-Yiewsley, Hillingdon, London	Historic Landfill	<input type="checkbox"/>

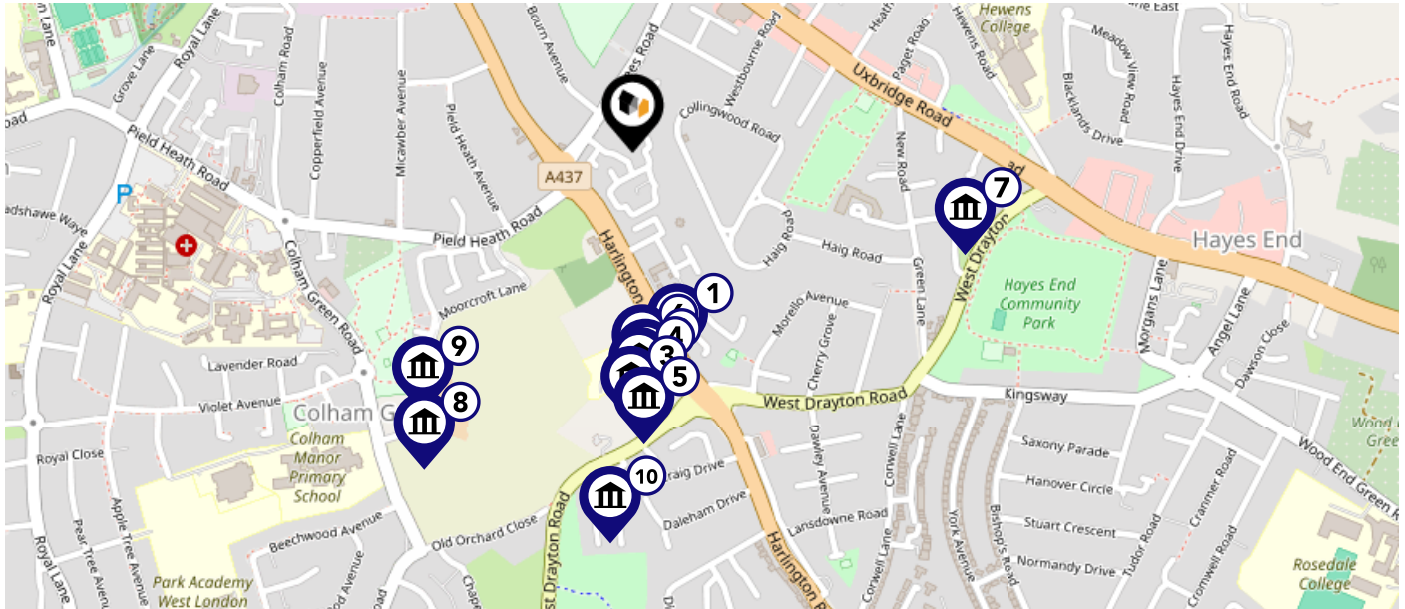












# Maps

## Listed Buildings

LANDWOOD  
GROUP

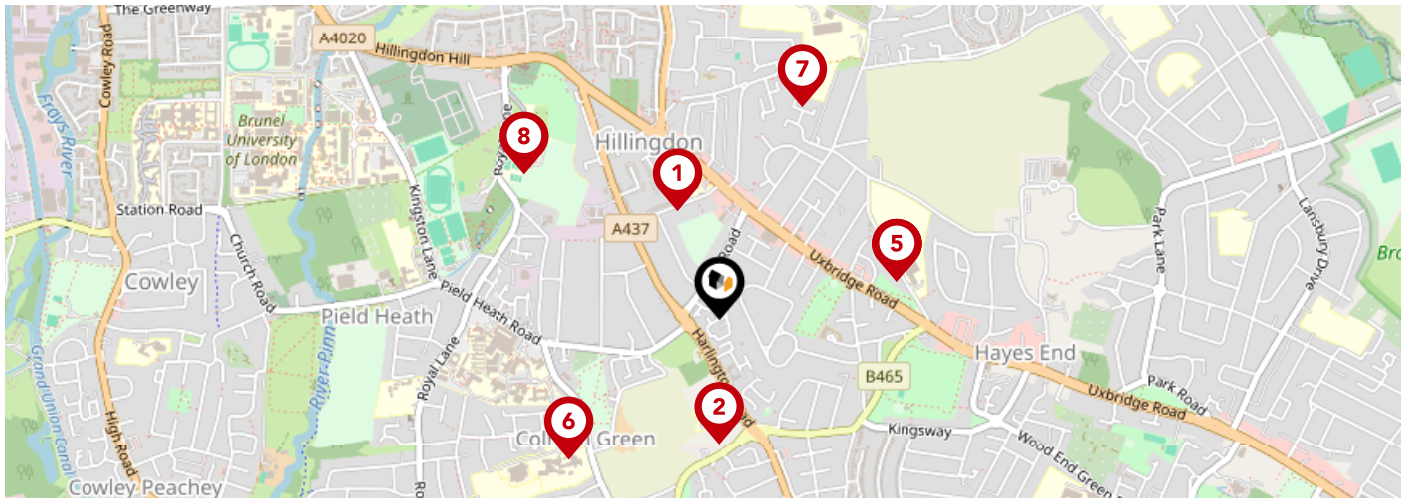
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
 1358374 - Walls To South And West Of Little London Nursery	Grade II	0.2 miles
 1080213 - House To North East Of Moorcroft	Grade II	0.3 miles
 1080212 - Moorcroft	Grade II	0.3 miles
 1080214 - Stable And Coachhouse Building To North Of Moorcroft	Grade II	0.3 miles
 1358375 - Wall To South Of Moorcroft	Grade II	0.3 miles
 1080215 - Vine Cottage	Grade II	0.3 miles
 1181713 - Wall And Coachhouse To North Of The Rosery	Grade II	0.4 miles
 1080145 - Moorcroft Farmhouse	Grade II	0.4 miles
 1358422 - 1, Moorcroft Lane	Grade II	0.4 miles
 1284866 - Large Barn To East Of Hubbards Farmhouse	Grade II	0.4 miles

# Area Schools

LANDWOOD  
GROUP

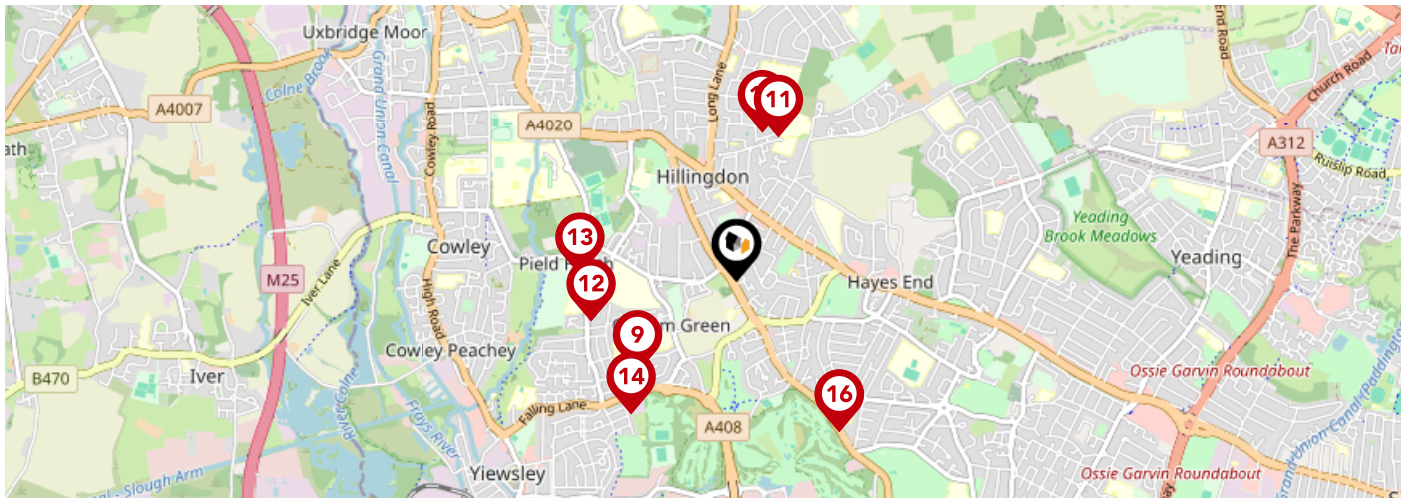


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Hillingdon Primary School</b> Ofsted Rating: Outstanding   Pupils: 696   Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hillingdon Manor School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Hewens Primary School</b> Ofsted Rating: Good   Pupils: 432   Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>De Salis Studio College</b> Ofsted Rating: Good   Pupils: 151   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hewens College</b> Ofsted Rating: Requires improvement   Pupils: 482   Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Colham Manor Primary School</b> Ofsted Rating: Good   Pupils: 651   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Highfield Primary School</b> Ofsted Rating: Good   Pupils: 291   Distance:0.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bishopshalt School</b> Ofsted Rating: Good   Pupils: 1292   Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Area Schools

LANDWOOD  
GROUP

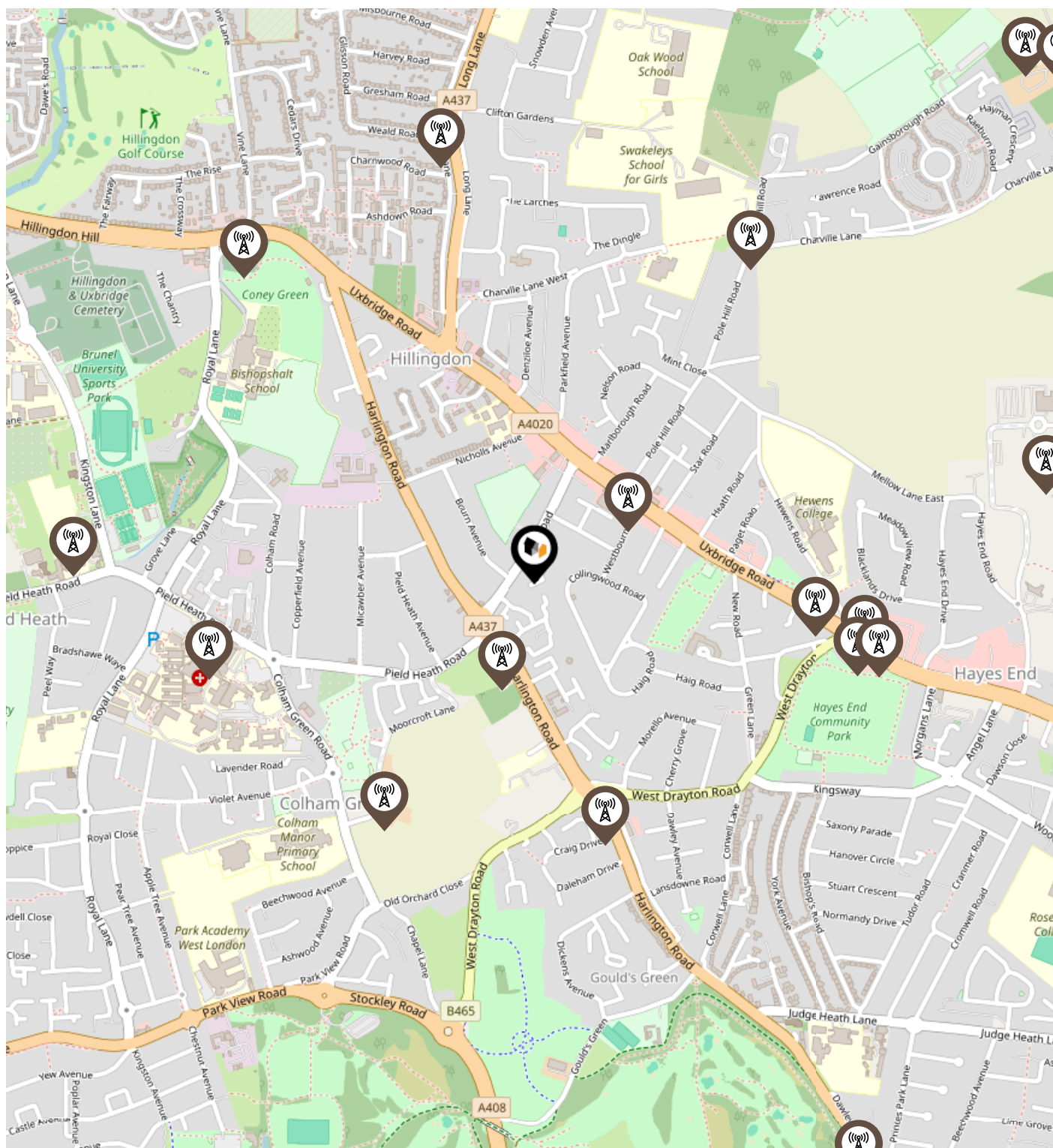


		Nursery	Primary	Secondary	College	Private
<b>9</b>	<b>Moorcroft School</b> Ofsted Rating: Outstanding   Pupils: 133   Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b>	<b>Oak Wood School</b> Ofsted Rating: Good   Pupils: 1247   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>11</b>	<b>Swakeleys School for Girls</b> Ofsted Rating: Good   Pupils: 1375   Distance:0.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>12</b>	<b>Meadow High School</b> Ofsted Rating: Good   Pupils: 262   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>13</b>	<b>Field Heath House RC School</b> Ofsted Rating: Good   Pupils: 98   Distance:0.73	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14</b>	<b>Park Academy West London</b> Ofsted Rating: Requires improvement   Pupils: 878   Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>15</b>	<b>McMillan Early Childhood Centre</b> Ofsted Rating: Good   Pupils: 143   Distance:0.84	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16</b>	<b>Wood End Park Academy</b> Ofsted Rating: Good   Pupils: 952   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



# Local Area

## Masts & Pylons

LANDWOOD  
GROUP



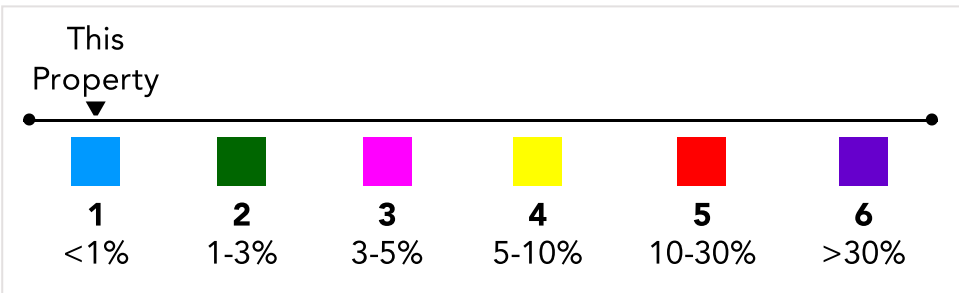
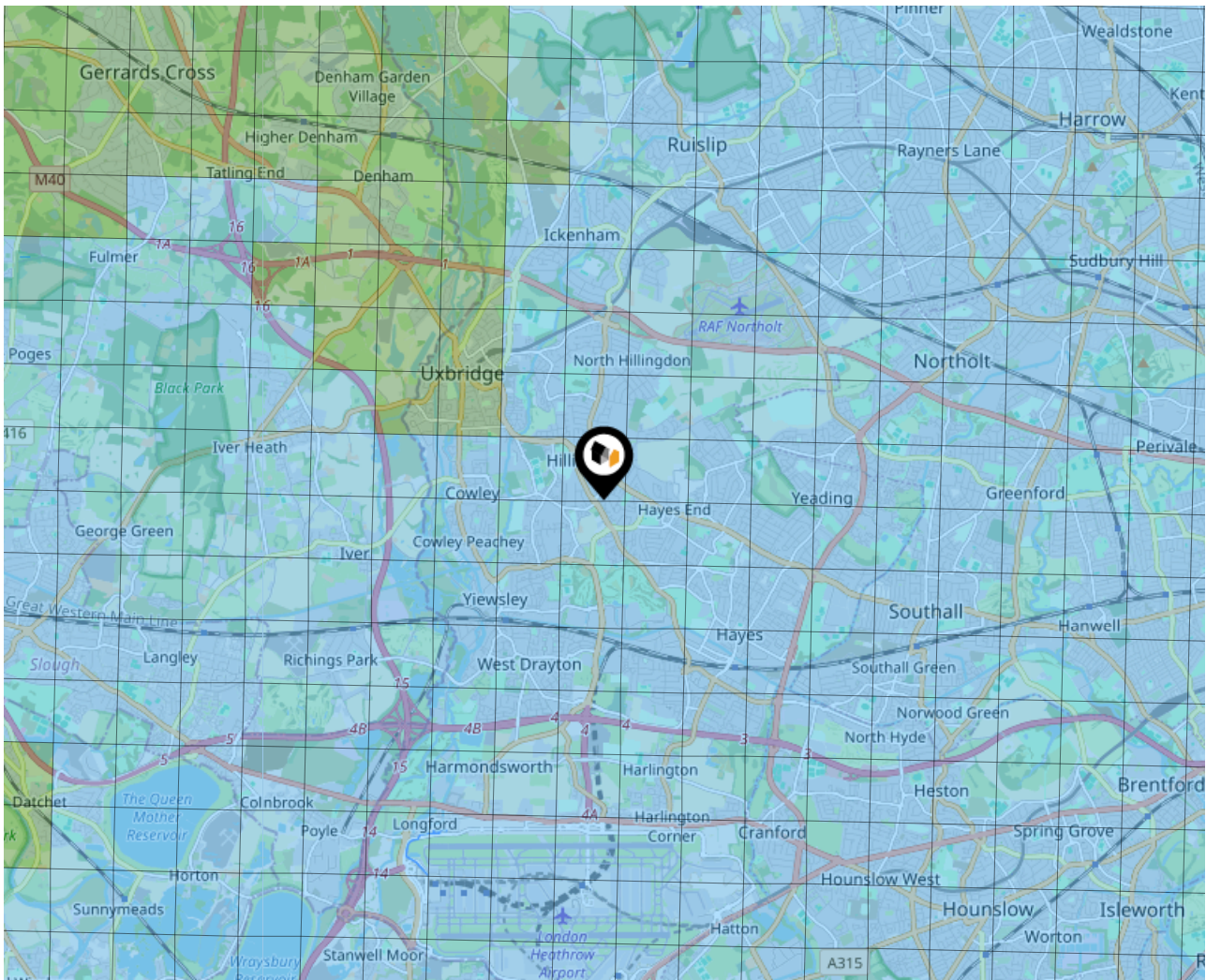
### Key:

-  Power Pylons
-  Communication Masts



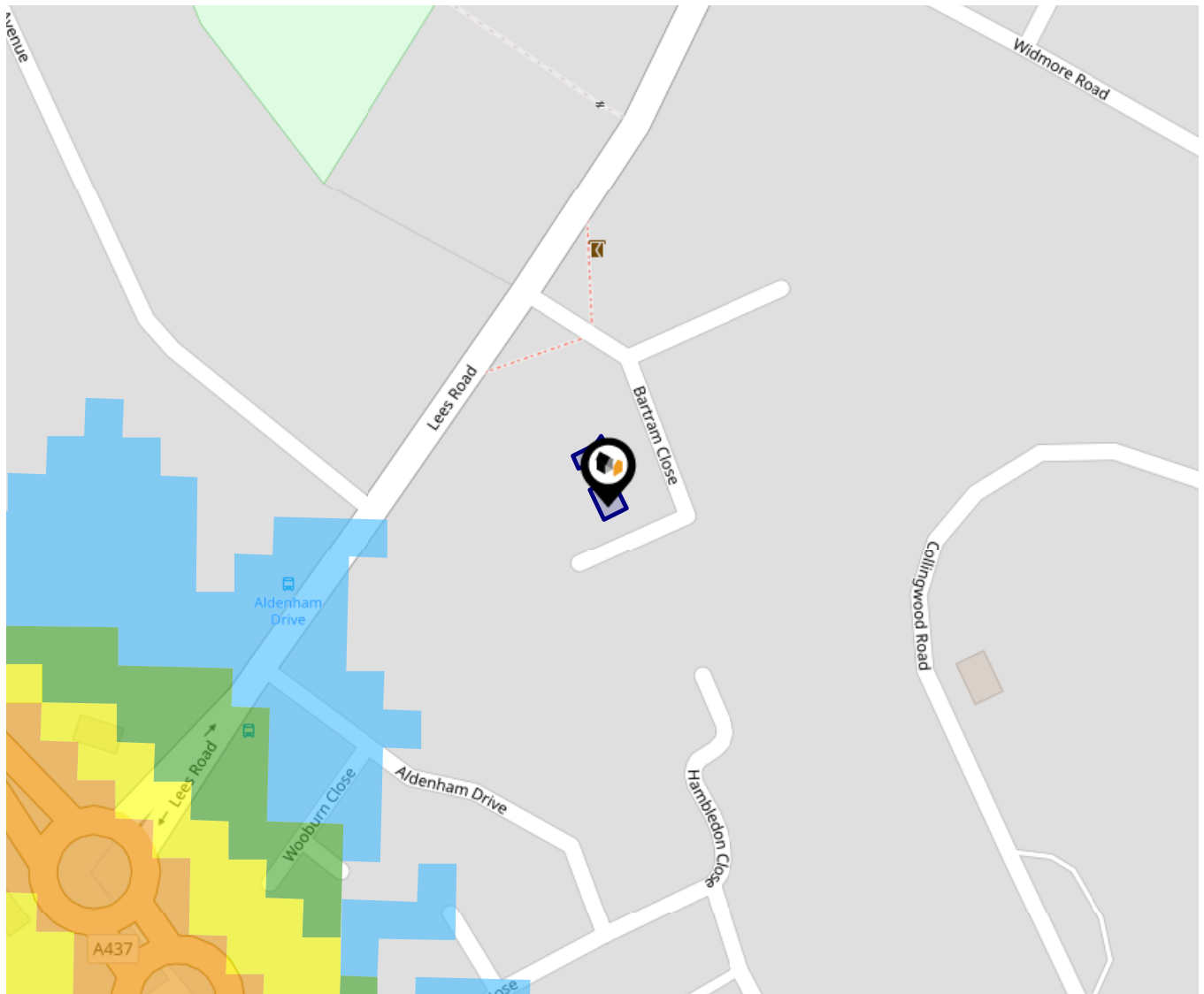
### What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



# Local Area Road Noise

LANDWOOD  
GROUP

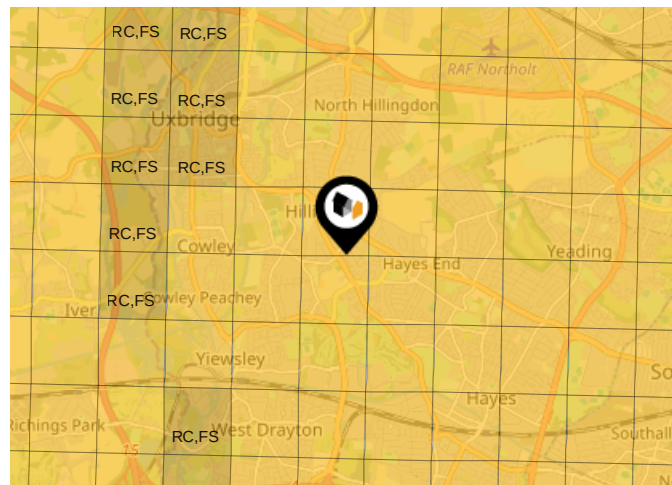


This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO CLAYEY LOAM
<b>Parent Material Grain:</b>	ARGILLACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		



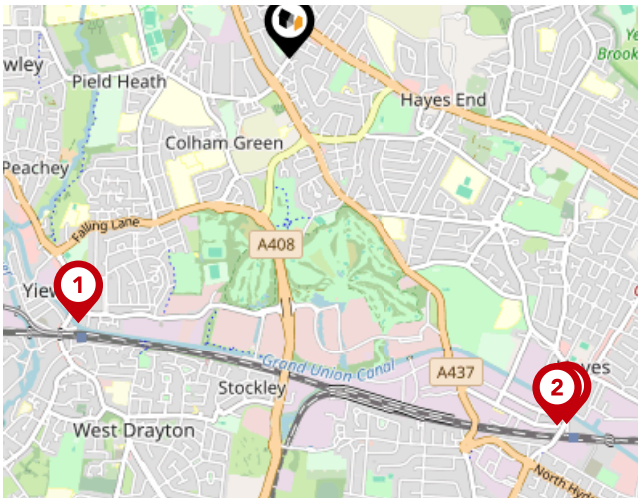
<b>C/M</b>	Claystone / Mudstone
<b>FPC,S</b>	Floodplain Clay, Sand / Gravel
<b>FC,S</b>	Fluvial Clays & Silts
<b>FC,S,G</b>	Fluvial Clays, Silts, Sands & Gravel
<b>PM/EC</b>	Prequaternary Marine / Estuarine Clay / Silt
<b>QM/EC</b>	Quaternary Marine / Estuarine Clay / Silt
<b>RC</b>	Residual Clay
<b>RC/LL</b>	Residual Clay & Loamy Loess
<b>RC,S</b>	River Clay & Silt
<b>RC,FS</b>	Riverine Clay & Floodplain Sands and Gravel
<b>RC,FL</b>	Riverine Clay & Fluvial Sands and Gravel
<b>TC</b>	Terrace Clay
<b>TC/LL</b>	Terrace Clay & Loamy Loess



# Area

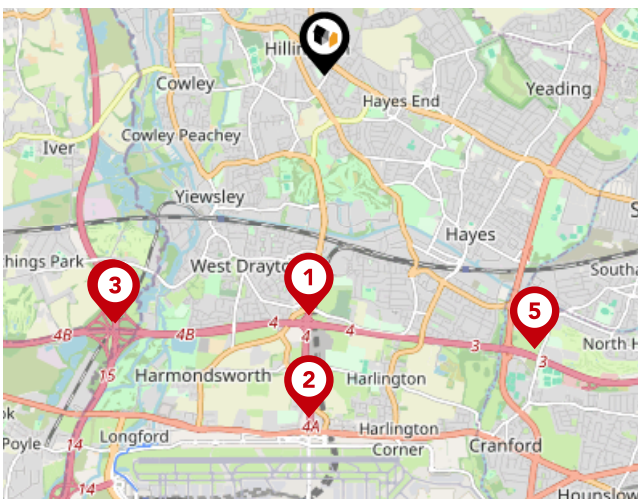
## Transport (National)

LANDWOOD  
GROUP



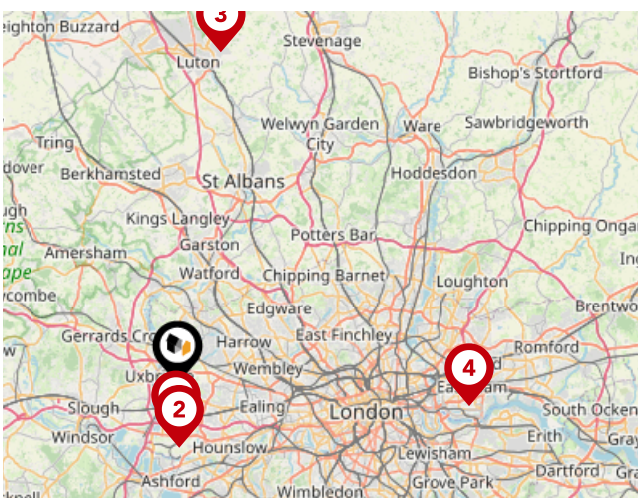
### National Rail Stations

Pin	Name	Distance
1	West Drayton Station	1.56 miles
2	Hayes & Harlington Station	2.1 miles
3	Hayes & Harlington Station	2.11 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J4	2.22 miles
2	M4 J4A	3.16 miles
3	M25 J15	2.99 miles
4	M4 J4B	3 miles
5	M4 J3	3.18 miles



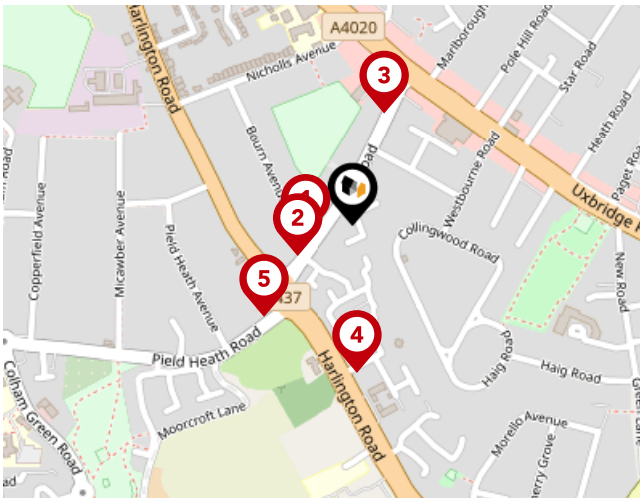
### Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport	3.68 miles
2	Heathrow Airport Terminal 4	4.68 miles
3	Luton Airport	24.54 miles
4	Silvertown	21.57 miles

# Area

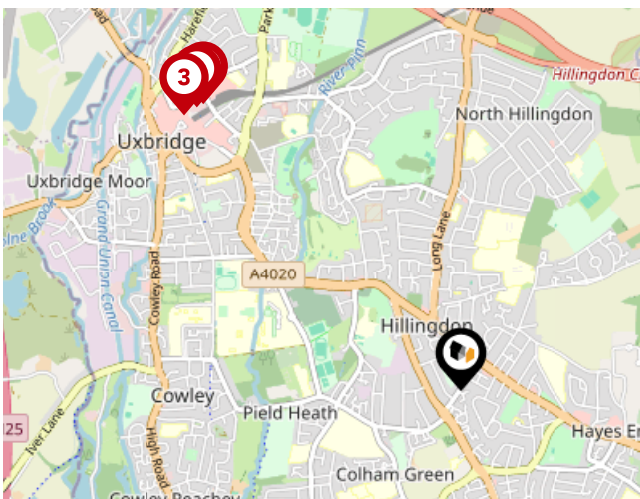
## Transport (Local)

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GROUP



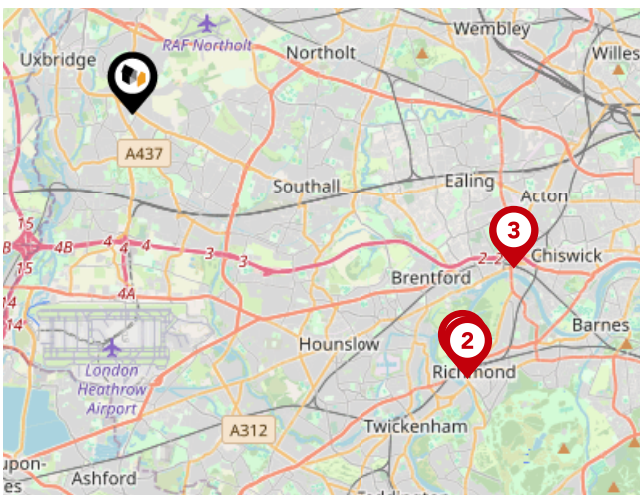
### Bus Stops/Stations

Pin	Name	Distance
1	Aldenham Drive	0.06 miles
2	Aldenham Drive	0.07 miles
3	Widmore Road	0.13 miles
4	Lees Road (UB8)	0.17 miles
5	Field Heath Avenue	0.15 miles



### Local Connections

Pin	Name	Distance
1	Uxbridge Underground Station	1.78 miles
2	Uxbridge Underground Station	1.79 miles
3	Uxbridge Station	1.8 miles



### Ferry Terminals

Pin	Name	Distance
1	Richmond St. Helena Pier	7.73 miles
2	Richmond Landing Stage	7.87 miles
3	Kew Pier	7.57 miles

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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